

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 16
Meeting Date: 10/11/01

SUBJECT: PAPAGO ARROYO #SBD-2001.70

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Papago Arroyo for an Amended Final Subdivision Plat for Papago Park Center located at 1297 West Washington Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **PAPAGO ARROYO** (Salt River Project, Property owner) for an Amended Final Plat for Papago Park Center located at 1297 West Washington Street. The following approval is requested from the City of Tempe:

#SBD-2001.70 An Amended Final Subdivision Plat for 4 lots on 30.51 net acres located at 1297 West Washington Street.

Document Name: 20011011devsrh01

Supporting Documents: Yes

SUMMARY: This request is for an Amended Final Subdivision Plat of the Papago Park Center Subdivision for four (4) lots on 30.51 net acres. This parcel contains four existing office buildings. With this re-plat, each lot will have one building and parking spaces dedicated to each building. The intention also is to abandon an existing easement, located along Priest Drive. Each lot has access to a public street. The lots appear to comply with the minimum required technical standards of Subdivision Ordinance No. 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments / Conditions of Approval
-
- A. Location Map
 - B. Subdivision Plat
 - C. Applicant's Letter of Intent
 - D. Aerial Photo

HISTORY & FACTS:

<u>December 18, 1986</u>	The Council approved a rezoning to I-1, a Subdivision Plat with 12 tracts on 427.7 acres and a Preliminary P.A.D. for Salt River Project's Papago Park Center consisting of 7,028,586 s.f. on 272.5 net acres. In that plan, the subject parcel was shown as corporate office with an 84' height limit.
<u>August 27, 1992</u>	The Council expanded the boundaries of the University Hayden Butte Redevelopment area to include project areas #1-4 in the Rio Salado to facilitate slum clearance and redevelopment financing. Papago Park Center is area #2.
<u>December 10, 1992</u>	The Council amended ordinance 808 to delete a map showing the outlines of the Central Commercial District, largely confined to the Downtown.
<u>February 10, 1994</u>	The Council approved a rezoning from I-1 to CCD for 3.23 acres at 1600 M. Priest Dr. and an amended P.a.d. for Papago Park Center to designate Parcel B3 for 84 dwellings on 3.23 net acres.
<u>May 16, 1996</u>	The Council approved a request for a Fifth Amended Planned Area Development and an Amended Final Planned Area Development for Parcels "B3" consisting of 50,000 s.f. on 2.80 net acres, "D2" consisting of 155,000 s.f. on 7.64 net acres and "E" consisting of 922,650 s.f. on 23.10 net acres located at 1667 N. Priest Drive.
<u>May 15, 1997</u>	City Council approved a sixth Amended Planned Area Development and Final Planned Area Development for Phase I of Parcel E, for Orthologic and Gateway office buildings on 12.75 net acres located at 1297 W. Washington Street.
<u>July 10, 1997</u>	The Council approved a request for a Seventh Amended Planned Area Development consisting of 6,487,936 s.f. of total building area on 273 net acres and a Final Planned Area Development for Phase I of Parcel "A2" for Tosco Marketing Co. consisting of 286,000 s.f. of building area (with future phases totalling 549,000 s.f.) on 22.46 net acres located at 1490 N. Priest Drive including a height variance.
<u>November 13, 1997</u>	The Council approved a request for a Final Planned Area Development for Parcel B3 at Papago Park Center consisting of 40,000 s.f. of total building area on 3.2 net acres located at 1665 N. Priest Drive.
<u>February 12, 1998</u>	The City Council approved the request by Papago Park Center for a replat of Tract "E" (now Papago Arroyo) on 30.5 net acres.

DESCRIPTION: Owner – Salt River Project
Applicant – Chamberlain Family Trust
Engineer – SunState Builders
Existing zoning – I-1
Total site area – 30.51 acres
Number of lots proposed – 4

COMMENTS: This request is for an Amended Final Subdivision Plat of the Papago Park Center Subdivision for four (4) lots on 30.51 net acres. This parcel contains four existing office buildings. With this re-plat, each lot will have one building and parking spaces dedicated to each building.

The intention also is to abandon an existing easement, located along Priest Drive. Each lot has access to a public street. The lots appear to comply with the minimum required technical standards of Subdivision Ordinance No. 99.21. Staff supports this request and public input is not required.

**REASON(S) FOR
APPROVAL:**

1. Proposed lots meet the minimum technical requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1. No variances shall be created by future property lines without the prior approval of the City of Tempe.
2. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department within one year of Council approval (**October 11, 2002**). Planning Division, prior to recordation, shall review details of the document format.

PAPAGO ARROYO

SBD-2001.70

PHOENIX

CITY LIMITS

56TH ST



Location Map

A

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

STATE OF ARIZONA
COUNTY OF MARICOPA

THAT THE CHANGEMAN TRUST, TRUST OWNERS OF THE SUBJECT PROPERTY HAS SURRENDERED A WRIT OF HABEAS CORPUS TO THE DISTRICT COURT OF THE COUNTY OF LOS ANGELES, WEST VALLEY, SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE OLD AND SALT WATER RIVERS, COUNTY OF LOS ANGELES, CALIFORNIA, LOCATED IN A PORTION OF THE 1/4 SECTION 12, CORNER OF WILSON AVENUE AND 11TH STREET, LOS ANGELES, CALIFORNIA, AND HEREBY RESUBMITS THIS PLAT AS TO FOR "MADRID PARK CENTER - PHASE 1" REPAIR AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND ONES OWNED BY THE CHANGEMAN TRUST, TRUST OWNERS OF THE SUBJECT PROPERTY, THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT THAT THE CHANGEMAN TRUST, TRUST OWNERS OF THE SUBJECT PROPERTY, RESUBMITS TO THE PUBLIC FOR USE AS SUCH, THE LOTS, STREETS AND EASEMENTS AS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PLAT.

BY WITNESS WHEREOF:
THIS DAY OF 2001.

BY: CHAMBERLAIN FAMILY TRUST DATE 11/11/2011

2001, BY _____, WHO ACKNOWLEDGED HIMSELF TO BE THE SUBJECT PROPERTY, AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

I HEREBY TO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

RATIFICATION OF LIEN HOLDER

STATE OF ARIZONA

GENERAL AMERICAN LIFE INSURANCE COMPANY, OWNER AND HOLDER OF A DEED OF TRUST
LIEN AGAINST THE PROPERTY REFLECTED ON THIS PLAT, DOES HEREBY RAFTY SMO
PLAT AND THE EASEMENTS SHOWN HEREON, AND HEREBY CERTIFIES THAT IT IS THE
PRESENT OWNER OF SAID LIEN AND THAT IT HAS NOT ASSIGNED OR ENCUMBERED ALL

GENERAL AMERICAN LIFE INSURANCE COMPANY

BY _____
GENERAL AMERICAN LIFE INSURANCE COMPANY DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA

ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, THIS DAY OF _____, 2001, BY _____ WHO ADVANCED THEMSELVES TO BE THE _____ OF GENERAL AMERICAN LIFE INSURANCE COMPANY AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

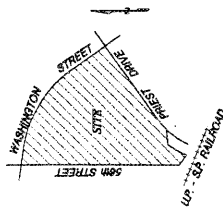
I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATION

1. G. BRYAN COETZENBURGER, NEARBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE PLAT SHOW HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2001, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INSTRUMENTS SHOWN ACTUALLY EXIST.

G. BRYAN COETZENBURGER
R.L.S. A310020



VICINITY MAP
NOT TO SCALE

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
ON THIS DAY OF JUNE, 2001.

BK

ATTEST:
I, _____, County Clerk of the County of _____, State of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

[illegible]

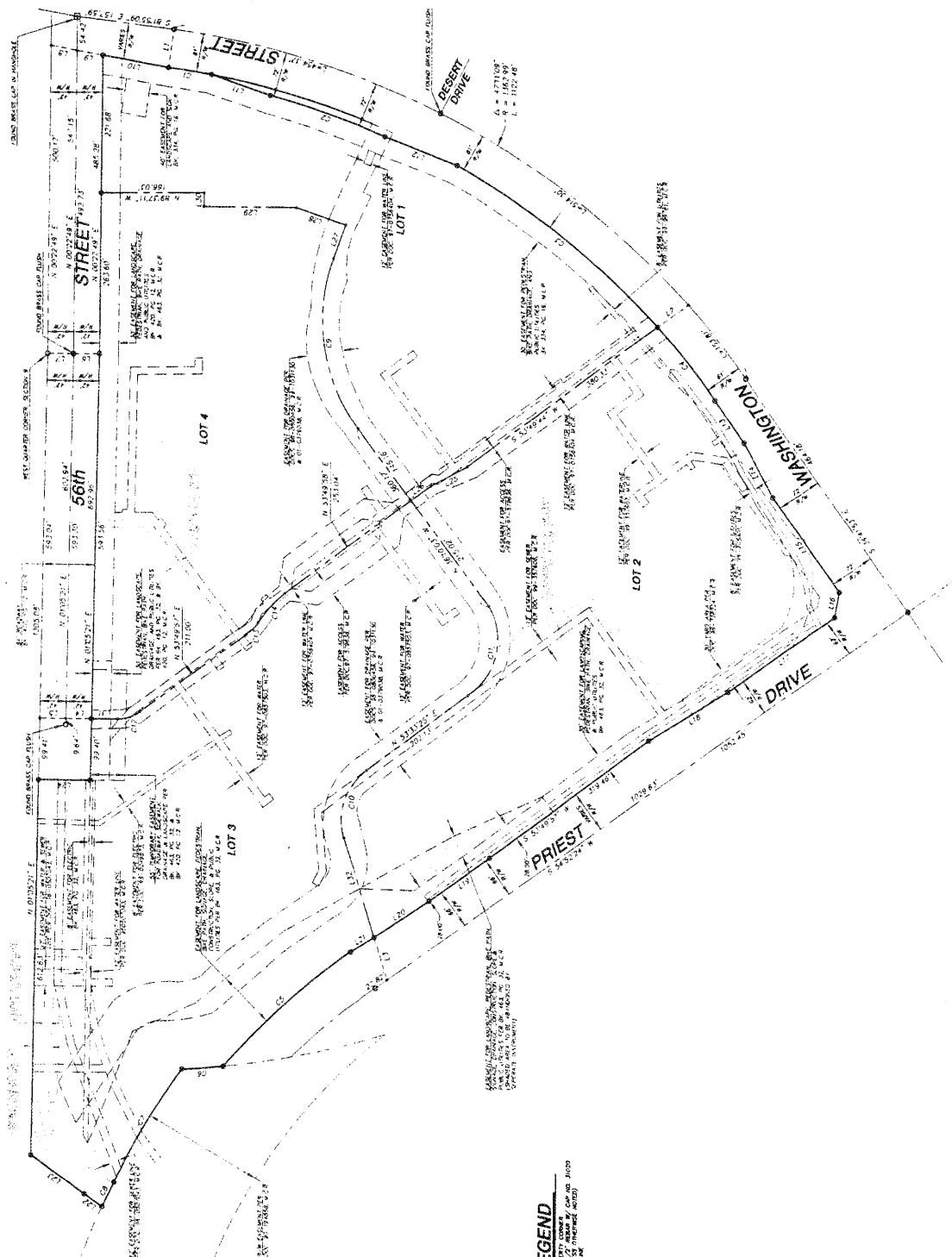
BY: _____

NOTES

- 1) THE STATES OF OREGON, THE MOUNTAIN STATES, AND THE WEST LANE OF THE SOUTHWEST QUARTER OF SECTION 9, USING A BEARING OF SOUTH 01 DEGREES 05 MINUTS 21 SECONDS WEST.
- 2) ALL TITLE INFORMATION IS BASED ON FOUR TITLE REPORTS, TWO OF WHICH WERE ISSUED BY TRANSMISSION TITLE INSURANCE COMPANY, ORDER NUMBERS 271602, DATED 12/26/88 AND 2000 AND 202121, DATED AUGUST 4, 1999, AND TWO OF WHICH WERE ISSUED BY THE FIRST NATIONAL BANK OF OREGON, ORDER NUMBERS 1580170, DATED 05/06/87, 1998, AND 1999, ORDER NUMBERS 1580170, DATED 04/05/91, 1999.

CONDITIONS OF APPROVAL
(continued)

- [illegible]



B.

LEGEND

PROPERTY CORNER
SET 1/2" ALKAL W/ CAP NO. J1020
ON LESS (SOUTH SIDE)



1. The first step is to identify the problem. This involves understanding the situation, gathering information, and defining the problem clearly.

2 OF 2

**Superior
Surveying
Services, Inc.**

PROFESSIONAL LAND SURVEYING - MOUNTAIN CALIFORNIA, SEWARD
APRONA NO. 18214 - CALIFORNIA NO. 18050 - NEVADA NO. 7680

2016-01-27



September 14, 2001

Mr. Hector Tapia, ACIP
CITY OF TEMPE
31 E. Fifth Street
Tempe, Arizona 85281

RE: PAPAGO REPLAT

Dear Mr. Tapia:

Enclosed is our application to replat a portion of Papago Park Center into four parcels as requested by the City of Tempe. These parcels were developed following the lease lines created with our land lease from Papago Park Center. The plat that we are processing follows the lease lines.

You will note in the preliminary plat that it calls for an abandonment of a portion of the slope easement for Priest Drive. This easement encroaches on the parking structure that was developed with the Papago Spectrum office building. The parking structure and retaining walls were engineered to support the slope so that the easement is no longer required.

Please review this application and let me know if you need further information.

Sincerely,

SUN STATE BUILDERS

A handwritten signature in cursive script, appearing to read 'Ed Forst'.

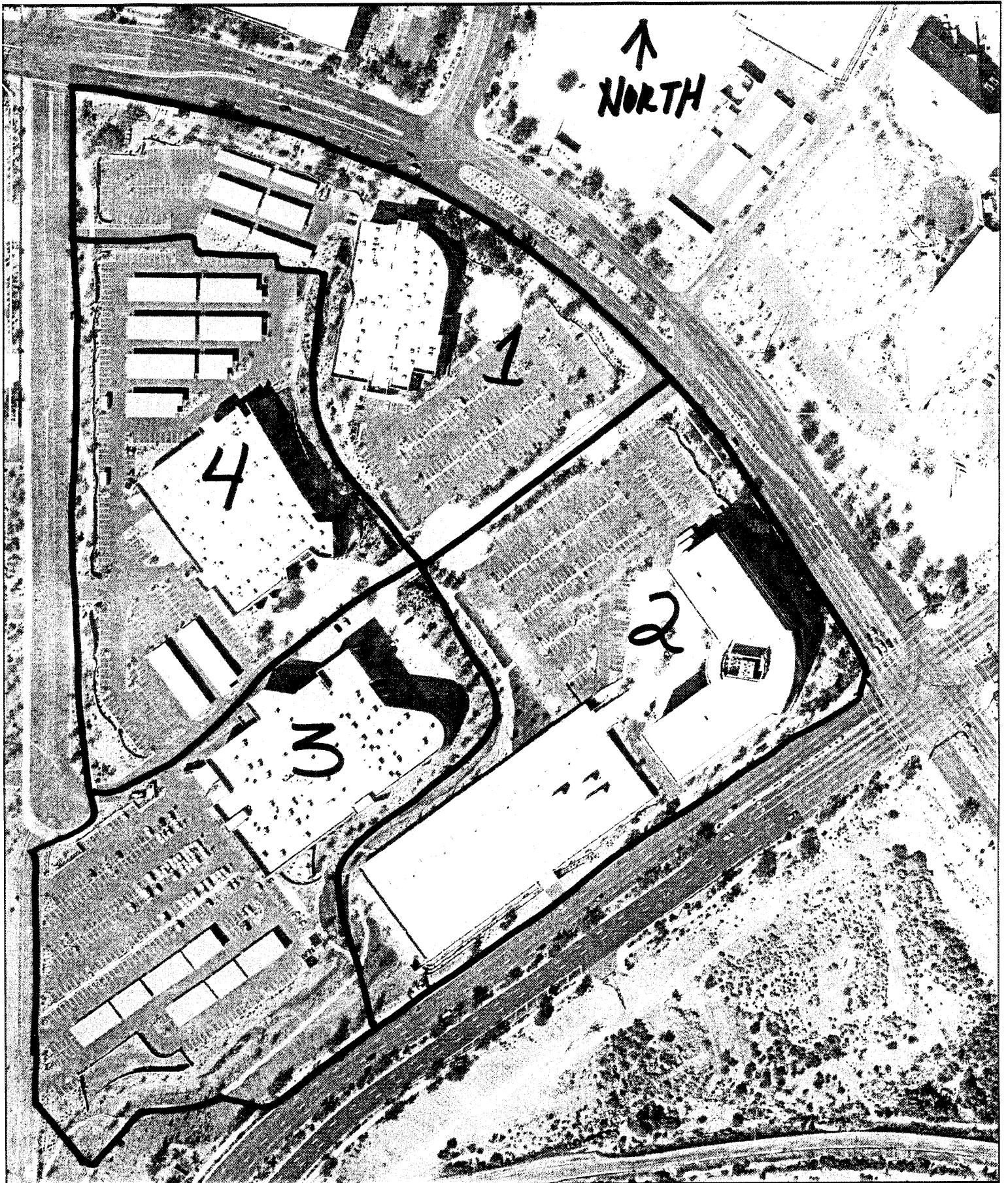
Ed Forst

EF/tmb

Enclosures

cc: Jayne Lewis





D